

MRS CARIANNE WELLS
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Application	F/22/93876
Please ask for	Gary Osmond
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Wednesday 21 December 2022

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/22/93876

In pursuance of their powers under the above Act and in accordance with your application received on Monday 26 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of existing offices to a Sui Generis HMO, including ground and first floor rear extensions and alterations to the roof, including raising the ridgeline and provision of dormers to provide second floor accommodation, together with ancillary amenity space, parking, bin and cycle storage.

Site: BASSETT HOUSE, 36 LEIGH ROAD, EASTLEIGH, SO50 9DT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LC01, BK01, PG.7076-22-2 Rev.M & PG.7076-22-3 Rev.G

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 5 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 6 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 7 The development hereby approved shall not be occupied until the bin & cycle storage as shown on the approved drawings has been provided in accordance with the approved details and thereafter retained and kept available.

Reason: To ensure the adequate provision of on site facilities.

- 8 The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence.

Reason: To make provision for off street parking for the purpose of highway safety.

- 9 The parking space on the Leigh Road frontage shall be for the sole use of occupier of front ground floor bedroom (Bedroom 1) and no other resident.

Reason: To protect the amenity of the occupier of Bedroom 1 from disturbance.

- 10 All hard & soft landscaping, planting and boundary treatment, including reinstatement of the boundary wall onto Leigh Road, shall be carried out prior to occupation of the development and in accordance with the approved details and to the appropriate British Standard. For a period of 5 years after planting, any plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: To protect residents from noise and air quality issues along Leigh Road, please ensure that: fenestration is checked and sound insulation upgraded as necessary to comply with indoor noise limits given by BS8233 (also contains WHO's guidance); that mechanical ventilation is installed as an alternative to opening windows facing Leigh Road; that fresh air is ducted in from a non-polluted side of the property; and that where possible electric heating systems and cooking appliances are installed.

Note to Applicant: It is requested that biodiversity enhancements be included as part of the development to include planting the garden spaces with flowering shrubs that would attract pollinators, a sparrow terrace or swift nest box. The RSPB and Hampshire Swifts websites (<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/> and <https://www.hampshireswifts.co.uk/>) have good examples.

Note to Applicant: This development is located within a residents parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes